

Subject: Conditional Use Permit to Allow an On-Sale Liquor Establishment in a B2 - Neighborhood Business District at 1049 Dodd Road - Betty's Kitchen

Meeting Date: Monday, April 24, 2023

Submitted/Presented by/Department: Melissa Houtsma - Community Development

Action Type

- | | |
|---|---|
| <input type="checkbox"/> Consent Item | <input type="checkbox"/> Discussion/Direction |
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Informational Only |
| <input checked="" type="checkbox"/> Action/Motion | <input type="checkbox"/> Report |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Other: |

Action

Approve the conditional use permit to allow an on-sale liquor establishment with beer and wine in a B2 – Neighborhood Business zoning district at 1049 Dodd Road.

Background

Bethlehem Woledemeskel, of Betty's Kitchen has submitted a conditional use permit application for an on-sale liquor establishment to serve beer and wine in a B2 – Neighborhood Business district at 1049 Dodd Road. The site currently home to Betty's Kitchen, which is an Ethiopian restaurant, and Ghenet's Bakery. For further information related to the application, please see the attached Planning Commission report.

Planning Commission Review

The Planning Commission met in regular session to review the application and held a public hearing on the item. No one from the public came forward or called in to speak on the item.

The Planning Commission discussed the following items:

- Timing of staff's recommended condition of approval to re-stripe the parking lot.
 - Staff explained that there was not currently a timeline established to re-stripe the parking lot. However, the process is handled through the building permit process to review and ensure compliance with all appropriate requirements.
- Typical hours of operation for restaurants in the Smith/Dodd area.
 - The commission discussed several of the surrounding businesses that had recently been before them for various approvals and that their respective hours of operation were typically listed as the restaurants closing between 10pm and 11pm.
 - The commission asked the applicant why they had elected to list 12am (midnight) as their closing time. The applicant stated that the reasoning behind their proposed hours of operation was that they are similar to their other restaurant.

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- After further discussion, the commission elected not to include any language around the reduction of hours of operation in their recommendation.

Ultimately, the commission voted 6-0 to recommend approval of the conditional use permit application as presented, subject to the conditions as recommended by city staff.

Attachments

Application
Planning Commission Memo and Staff Presentation
Email from Adjacent Property Owner
Resolution

Previous Relevant Actions

N/A

Alternatives

If City Council is not satisfied with the proposal as written, please advise city staff of the desired changes and/or recommendations.

Financial

Budgeted: ☐ Yes

☒ No Financial Impact

Fund: N/A

Department: N/A

Account: N/A

Amount: N/A